PETITION FOR SPECIAL HEARING

TO THE ZONIN: COMMISSIONER OF BALTIMORE COUNTY:

I, or we, <u>Jeffrey B. Sherr</u> legal owner_S_of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning

Commissioner should determine whether a proposed subdivision of 4-oxi ting-dwellings

into 4 lots will be governed by transition area requirements -- or small lot ----requirements. In a DR 3.5 Zone.

Property is to be posted and advertised as prescribed by Zoning

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted presuant to the Zoning Law for Baltimore County. Jeffrey & Su in ## Contract Purchaser Address 9009 EKCHAPD VIEW AUB ______

BALTO, MD. 21197 579- 7917)
Protestant's Attorney Petitioner's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this__ith__ day of __June___,19£19_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in

Towson, Baltimore County, on the 26th day of July 19679, atl0:00_o'clock__A__M.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond Zoning Commissioner

July 17, 1979

John D. Seyffert, Director FROM Office of Planning and Zoning

SUBJECT Petition #80-195PH - Item 235

Petition for Variance for side yard setback and Special Hearing Northwest side of Carroll Avenue, 385 feet southwest of Wilbur Avenue Petitioner - Jay D. Sherr and Jeffrey B. Sherr

2nd District

HEARING: Thursday, July 26, 1979 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this

JDF:JGH:rw

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIO'JER OF BALTIMORE COUNTY:

Jay D. Sherr & I, or we, Jeffrey B. Sherr legal owners of the property situate in Balthnore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1801.2C.4 To permit lot widths of 51.5' (Lot 1), 50' (Lot 2), 55' (Lot 3) in lieu of the required 70' and to permit a minimum sideyard of 8' and a sum of 20' (Lot 1) in lieu of the required 10' and 25' respectively and to permit a side setback of 6 (Lot 3) in lieu of the required 10 -- Section 301:1 - To permit a setback of 2.5' (Lot 1) and 4' (Lot 3) for an open porch in lieu of the

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reaso .. (indicate hardship or practical difficulty)

Existing houses were constructed in the 40's as rental units - there is Public Sewer, Water Gas and Road existing - owner wishes to convey each unit separately

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of alimora County adopted pursuant to the Zoning Law For Baltimore County. Legal Owner Contract purchaser CLCHAED VIEW HUE BALTO, MD. 2-1132

534-1313 Protestant's Attorney RDERED By The Zoning Commissioner of Baltimore County, this _____4th____

of______, 1972, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Tows n, Baltimore

___.M.

5-18-

August 24, 1979

Messrs. Jay D. Sherr and Jeffrey B. Sherr, Jr. 9009 Orchard View Avenue Randallstown, Maryland 21133

> RE: Petitions for Special Hearing and Variances NW/S of Carroll Avenue, 385' SW of Wilbur Avenue - 2nd Election District Jay D. Sherr, et al - Patitioners

NO. 80-19-SPHA (Item No. 235)

Gentlemen:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

RE: PETITION FOR SPECIAL HEARING PETITION FOR VARIANCES NW/S of Carroll Ave., 385' SW of Wilbur Ave., 2nd District

JAY D. SHERR, et al, Petitioners

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

BRANCH OFFICE

EQUITABLE BLDG.

220 S. MAIN ST.

BEL AIR, MD. 21014

879-1500 838-3800

JOHN J. STAMM P.E.

J. STRONG SMITH P.E.

WILLIAM R. SUDECK P.E.

CHARLES K. STARK L.S.

ROBERT B. BARKELL

TAPOBRATA CHAKRABARTI P

WAYNE E. MAISENHOLDER L.S.

Mr. William E. Hammond, Esq.

construction of a storm drain.

hearing could be held at an early date.

County Office Building

Dear Mr. Hammond:

Towson, Maryland 21204

Baltimore County Zoning Commissioner

Preliminary Plan, Development Plan, and Record Plat.

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 6th day of July, 1979, a copy of the aforegoing Order was mailed to Jay D. Sherr and Jeffrey B. Sherr, 9009 Orchard View Avenue, Baltimore, Maryland 21133, Petitioners.

GEORGE WILLIAM STEPHENS, JR.

AND ASSOCIATES, INC.

ENGINEERS

May 28, 1979

ZONING DEPARTMENT

9000 Block Orchard View Avenue

RE: Sherr Property

Our Office has been retained by Mr. Sherr to prepare Zoning Applications,

He owns a lot on which there are four existing houses which are presently

rented. The houses are located on a county-maintained accessway. Each

house has its own water service, sewer connection and Assessment Number. The houses were constructed approximately 30 years ago. These conditions have been discussed with Mr. Dyer. Mr. Sherr wishes to sell the houses. The

and the county. He plans to comply with county requirements which includes

of Yard Variances. Your office has required that the Variance Hearing to

The total plan processing time through recording of a plat will be between 6 and 12 months. The processing time could be reduced if Mr. Sherr's

letter which is enclosed explains the nature of the emergency. Simply stated,

determine the appropriateness of the application of "transition zone" requirements. Copies of the applications and plat are enclosed.

change from rental to home ownership appears to be desirable for the neighborhood

Development Plan and Record Plat approval are contingent upon the granting

It is our belief that the hearing qualifies as an emergency. Mr. Sherr's

Johand SEFFET SHERR

Dan 110.235

MAIN OFFICE

303 ALLEGHENY AVENUE

P. O. BOX 6828

TOWSON, MD. 21204

GEORGE WILLIAM STEPHENS, JR

CHAIRMAN OF THE BOARD

W. HARRY JESSOP, JR. L.S.

CHARLES E. FICK, P.E.

FRANCIS W. ZEIGLER, JR., L.S.

GEORGE WILLIAM STEFFENS JA & ASSOCIATES, INC. ENGINEERS 303 ALLEGHENY AVENUE TONSON MARKEAND 21294

Description to Accompany Plat For Special Hearing and Variance May 3, 1979

Beginning for the same at a point on the northwest right-of-way line of Carroll Avenue 30 feet wide distant 385 feet more or less measured along the said northwest right-of-way line of Carroll Avenue from the center of Wilbur Avenue thence binding on the said northwest right-of-way line (1) South 32° 18' West 10.00 feet (2) North 57° 42' Mest 120.00 feet (3) South 32° 18' West 90.00 feet, (4) North 57° 57' West 230.00 feet, (5) North 22° 18' East 150.00 feet (6) North 57° 46" East 200.00 feet (7) South 32° 18' West 50.00 feet (8) South 57° 42' East 150.00 feet to the place of beginning. Containing 0.785 Acres of land more or less.



Mr. William E. Hammond, Esq.

his family has been forced out and needs the money from the sale of the existing houses to live on.

If possible, your scheduling of the hearing at an early date will be

Best regards, GEORGE WILLIAM STEPHENS, JR. AND ASS CIATES, INC.

JSS/ctp

Enclosure

May 28, 1979

Page 2

/Pursuant to the advertisement, posting of property, and public hering on the above Petition and it appearing that by reason cother following finding of facts that individual ownership of the four dwellings. rather than ownership as rental properties, would be beneficial to the health, safeiv and ceneral welfare of the community a Special Hearing to determine the applicable area requirements for each lot, small lot or transition in a D.R.3.5 Zone. was held, and, in keeping with the testimony produced, it is determined that the requirements of the transition area are applicable for the existing dwellings in accordance with Section 1B01.2.C.4 of the Baltimore County Zoning Regulations.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of August, 1979, that the transition area requirements apply to the roperty, which is the subject of the herein Petition for Special Hearing, and, thereapplication thereof should be and the same is GRANTED, from and after of this Order, subject, however, to the following restrictions:

- 1. Amended site and development plans, complying with all applicable height and area requirements,
- 2. Approval of said amended site and development plans by the Department of Public Works and the Office of Planning and Zoning.

Baltimore County

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____day of____, 196__, that the above Special Hearing be and the same is hereby DENIED.

> Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare

of the community, and, therefore, the Variances should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of August , 1979, that the herein Petition for Variances to permit lot widths of 51.5 feet for Lot 1, 50 feet for Lot 2, and 55 feet for Lot 3 in lieu of of the required 70 feet; a minimum side yard setback of 8 feet and a sum of the side yard setbacks of seet for Lut 1 in lieu of the required 10 feet and 25 feet, ively; a side yard setback of 6 feet for Lot 3 in lieu of the required 10 feet; yard setbacks of 2.5 feet for Lot 1 and 4 feet for Lot 3, for open porches, of the required 7.5 feet should be and the same is GRANTED, from and af-Bate of this Order, subject to the terms, provisions, and conditions of the lillearing Order.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ______ ____, 19___, that the herein Petition for the Variance(s) to

Zoning Commissioner of Baltimore County

RECEIVED

MAY 25 1979 GEO. W. STEPHENS, JR. ASSOCIATES, INC.

May 23, 1979

Jay D. Sherr 311 Townleigh Road Reisterstown, Maryland 21136

William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 2120h

Dear Sir:

I would appreciate it if you could arrange an early hearing date for my property at the 9000 block Orchard View Avenue. I understand you are very busy at this time. I ask this only to help insure the health and welfare of my family.

Let me explain breifly. An intruder entered our house and attempted to rape my wife. She beat him off and he sent back another man who attempted to murder her on two occasions. Needless to say she cannot live comfortably in this house any more. This forced us to move requiring the sale of these houses as soon as possible.

We wish very much to remain homeowners and if we can sub divide and sell we will not have to enter a rental situation. Also sub division will take 4 existing houses being rented and make them available for home ownership.

I am willing to meet with you, at your convienience, to explain more fully. Thank you for your time and attention.

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Towson, Mary and 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Messrs. Jay D. and Jeffery B. Scherr cc. Mr. George W. Stephens and Assoc. Inc.

303 Allegheny Avenue

Your Petition has been received and accepted for filing this 4th of June . 1979 -

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner Jay D. Scherr et al Petitioner's Attorney

9009 Orchard View Avenue

Baltimore, Maryland 21133

Industrial Nicholes B. Commodari Chairman, Zoning Plans

Advisory Committee

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodari

MEMBERS Bureau of Engineering Department of Traffic Engineering

Bureau of Health Department Project Planning Building Department

Board of Education Zoning Administration July 12, 1979

Messrs, Jay D. and Jeffery B. Scherr 9009 Orchard View Avenue Baltimore, Maryland 21133

> RE: Item No. 235 Petitioner - Jay D. Scherr et al Special Hearing and Variance

Dear Messrs. Scherr:

The Zoning Flans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the northwest side of Carroll Avenue approximately 385' feet southwest of Wilbur Avenue in the 2nd Election District, your property is presently zoned D.R. 3.5 and is improved with four dwellings on one tract, which are to be subdivided into four separate lots. This Special Hearing is required in order to determine whether the proposed subdivision should be governed by Section 1B01.2.C.4 of the Baltimore County Zoning Regulations, which i dicates minimum standards for properties located in residential transition areas, as is this site. or whether it should be governed by Section 1B02.3.C.1 of said regulations, which indicates minimum standards required for small tracts of

If it is determined that the proposed subdivision should be governed by the latter Section and since the minimum required area of 10,000 square feet per lot cannot be attained, your proposal would not be allowed. If it is determined that transition requirements are applicable, only 7,000 square feet per lot will be required. The Variances are necessary to allow the existing structures to remain closer to the proposed property lines than would be allowed and to reduce the required widths for three of the proposed lots.

Item No. 235 Page 2 July 12, 1979

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

MICHOLAS B. COMMODARI

Zoning Plans Advisory Committee

NBC:mch

cc: Mr. George W. Stephens and Assoc., Inc. 303 Allegheny Avenue Towson, Maryland 21204

battimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS DIRECTOR

July 11, 1979

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 235 -ZAC- Meeting of May 22, 1979 Location:

Property Owner: Jay D. & Jeffrey B. Shere NW/S Carroll Ave. 385' SW Wilbur Ave. Existing Zoning: D.R. 3.5

Proposed Zoning: Variance to permit lot widths of 51.5' (Lot 1), 50' (Lot 2), and 55' (tot 3) in lieu of the required 70' and to permit a minimum side setback of 8' and a sum of 20' in lieu of the required 10' and 25' respectively and to permit a side setback of ϵ (lot 3) in lieu of the required 10' and to permit a setback of 2.5' (Lot 1) and 4' (Lot 3) for an open porch in lieu of the required 7.5'. Special Hearing to determine whether a proposed subdivision of 4 existing lots will be governed by transition area requirements or samll lot requirements.

District:

Dear Mr. Hammond:

Acres:

The requested variances represent no increase in use, therefore, no increase in traffic is expected.

Engineer Associate II

MSF/mjm

THORNTON M. MOURING, P.E.

July 12, 1979

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #235 (1978-1979) Property Owner: Jay D. & Jeffrey B. Sherr N/WS Carroll Ave. 385' S/W Wilbur Ave. Existing Zoning: DR 3.5 Proposed Zoning: Variance to permit lot widths of 51.5' (Lot 1), 50' (Lot 2), and 55' (Lot 3) in lieu of the required 70' and to permit a minimum side setback of 8' and a sum of 20' in lieu of the required 10' and 25' respectively, and to permit a side sethack of 6' (Lot 3) in lieu of the required 10' and to permit a setback of 2.5' (Lot 1) and 4' (Lot 3) for an open porch in lieu of the required 7.5'. Special Hearing to determine whether a proposed subdivision of 4 existing lots will be governed by transition area requirements or small lot requirements.

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Acres: 0.785 District: 2nd

General:

Subdivision and resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations. This proposed subdivision has received "Tentative Approval".

Highways:

The present access to these four residences (three rental) has been maintained by Baltimore County Bureau of Highways for .06 mile.

Carroll Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes will be required in connection with any grading or building permit application or further development/subdivision of this property.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream

RULES AND REGULATIONS

SECTION: 109

12" and shall extend upward to the underside of the roof sheathing, without

1. They are properly fire stopped with non-combustible materials at each

Item #235 (1978-1979) Property Owner: Jay D. & Jeffrey B. Sherr July 12, 1979

Sediment Control: (Cont'd)

of the property. A grading permit is, therefore, necessary for all grading, including the stripping of the soil.

Storm Drains:

the submitted plan.

In accordance with the drainags policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through

Storm drains, which will be required in connection with the subdivision or any further development of this property, are to be designed and constructed in accordance with Baltimore County Standards and Specifications.

Drainage and utility easements are required within this property.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 4-inch water main, within a Baltimore County 10 and 20-foot utility easement acquired from James Perry Wade, as shown on the Baltimore County Bureau of Land Acquisition Drawing RW 73-313-1, which serves the four residences on this tract of land. There is a fire hydrant at the northeast corner of Carroll Avenue and Orchard View Avenue (25 feet wide) as shown on Baltimore County Water Plan #43-0360, File 3.

right-of-way offsite and contiguous to the southwesterly outline of this tract (RW 71-070), which serves the four residences on this property, as shown on Baltimore County Sanitary Sewer Plan #72-0920, File 1. A drainage and utility easement is required through this property.

Mount Mountemo Chief, Bureau of Engineering

END: EAM: FWR: SS

cc: J. Wimbley R. Morton R. Covahey

P-SW Key Sheet 25 & 26 NW 35 Pos. Sheets

NW 7 I Topo 77 Tax Map

department of health TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H.

DEPUTY STATE AND COUNTY HEALTH OFFICER

June 26, 1979

Mr. William E. Hammond. Zoning Commissioner Office of Planning and Zoning County Office Building

Dear Mr. Hammond:

Towson, Maryland 21204

Comments on Item # 235, Zoning Advisory Committee meeting of May 22, 1979, are as follows:

Jay D. & Jeffrey B. Sherr

Prinerty Owner: Location: Existing Zoning: Proposed Zoning:

NW/S Carroll Ave. 385 SW Wilbur Ave. Variance to permit lot widths of 51.5 (Lot 1), 50 (Lot 2), and 55 (Lot 3) in lieu of the required 70° and to permit a minimum side setback of 81 and a sum of 20° in lieu of the required 10° and 25° respectively and to permit a side setback of 6' (Lot 3) in lieu of the required 10t and to permit a setback of 2.5' (Lot 1) and 4t (Lot 3) for an open porch in lieu of the required 7.5%. Special Hearing to determine whether a proposed subdivision of 4 existing lots will be governed by transition area requirements or small lot requirements.

Acres: District:

BOARD OF EDUCATION

OF BALTIMORE COUNTY

RE: Item No: 234, 235, 236, 237, 238, 239, 240

Metropolitan water and sewer exist, therefore no health hazards are anticipated.

0.785

Director

BUREAU OF ENVIRONMENTAL SERVICS

TOWSON, MARYLAND - 21204

Date: May 18, 1979

Z.A.C. Meeting of: May 22, 1979

LJF/JRP:ph&

Mr. S. Eric DiNenna

Zoning Commissioner

Towson, Maryland 21204

Property Owner:

Present Zoning:

Proposed Zoning:

Location:

District:

Dear Mr. DiNenna:

No. Acres:

Baltimore County Office Building



May 18, 1979

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #235 Zoning Advisory Committee Meeting, May 22, 1979

Property Owner: Jay D. & Jeffrey B. Sherr
MwS Carroll Ave. 385' SW Wilbur Ave.

Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit lot widths of 51.5' (Lot 1), 50' (Lot 2), and 55' (lot 3) in lieu of the required 70' and to permit a minimum side setback of 8' and a sum of 20' in lieu of the required 10' and 25' respectively and to permit a setback of 2.5' (Lot 1) and 4' (Lot 3) for an open porch in lieu of the required 7.5'. Special Hearing to determine whether a proposed subdivision of 4 existing lots will be governed by transition area requirements or small lot requirements. Acres: 0.785 District: 2nd

The items checked below are applicable:

X A./ Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.

XB. A building permit shall be required before construction can begin.

C. Additional _____Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

X E. Three sets of construction drawings will be required to file an application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0"

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section ____

XJ. Comment: See attached Code memo on porches.

office of planning and zoning TOWSON, MARYLAND 21204 (301) 494-3211

July 13, 1979

LESLIE H. GRAEF DIRECTOR

> Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #235, Zoning Advisory Committee Meeting, May 22, 1979, are as follows:

Property Owner: Jay D and Jeffrey B. Sherr Location: NW/S Carroll Ave. 385' SW Wilbur Avenue Existing Zoning: D.R.3.5

Proposed Zoning: Variance to permit lot widths of 51.5' (Lot 1), 50' (Lot 2), and 55' (lot 3) in lieu of the required 70° and to permit a minimum side setback of 8' and a sum of 20' in lieu of the required 10' and 25' respectively and to permit a side setback of 6' (Lot 3) in lieu of the required 10' and to permit a setback of 2.5' (Lot 1) and 4' (Lot 3) for an open porch in lieu of the required 7.5'. Special Hearing to determine whether a proposed subdivision of 4 existing lots will be governed by transition area requirements or small loc requirements.

Acres: 0.785 District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

Current Planning and Development

INTER-OFFICE CORRESPONDENCE

Date June 14, 1979

Fire Prevention Bureau

Attention: Nick Commodari, Chairman

ITEM # 234 Property Owner: Douglas W. & Connie J. Largent

No Comments

ITEM # 239 Property Owner: Michael T. & Mary T. Lynch Location: W/S Pfeffers Rd. 782' S Bradshaw Rd.

ITEM # 240 Property Owner: Charles M. & Linda M. Boblitz No Comments

To William E. Hammond
Office of Planning and Zoning

SUBJECT Zoning Advisory Committee Meeting of May 22, 1979

Zoning Plans Advisory Committee

No Comments / ITEM # 235 Property Owner: Jay D. & Jeffrey B. Sherr Location: NW/S Carroll Ave. 385' SW Wilbur Ave. No Comments Property Owner: Albert M. Scharrmann, et al Location: S/S Trepid Rd. 127.71' W Silvage Rd. ITEM # 238

No Comments

Location: W/S St. Georges Rd. 900' S Middleborough Rd.

WNP/bp

T. BAYARD WILLIAMS, JR., VICE-PRESIDENT MARCUS M. BOTSARIS

MRS. LORRAINE F. CHIRCUS ROGER D. HAYDEN

All of the above have no bearing on student population.

MAL MILTON R. SMITH, JR. RICHARD W. TRACEY, D.V.M.

Very truly yours

(1) link telured

W. Nick Petrovich,

NOV 0 6 1979

REVISED 1-1-78 BALTIMORE COUNTY BUILDING CODE

CODE MEMORANDUM #202 April 5, 1973

SUBJECT: Awnings and Porches

A. REAR PORCHES

Rear awnings or open porches may be constructed of combustible floor and or

roof materials if all construction is 24" or more from the interior lot lines or adjoining buildings, and is limited to the first floor level. If porch or awning abuts an adjoining line, it shall require an 8" masonry party wall as a shielding wall which shall extend past the face of the porch

A porch or awning may be constructed less than 24" from a property line with-cut the 8" masonry shielding wall if it is totally non-combustible in construction and no attempt is made to enclose it; when approved by the Buildings Engineer.

B. FRONT PORCHES

Front awnings and porches, may be continous across property lines and of combustible construction if:

2. They have no combustible supporting members within 24" of the interior property line.

3. They are limited to one story in height. 4. The adjoining owners agree in writing.

interior property line.

5. The porch is open front and sides.

Drywall and sheet metal are examples of non-combustible materials which are acceptable for fire stopping.

C. ALL PORCHES

This does not in any way waive any requirements, such as set backs or other rules, regulations or codes of other County or State Departments, which may also be

If any perch is to be closed, it shall be considered a habitable part of the dwellings interior and shall be subjected to all of the applicable requirements

that pertain to one and two family dwellings in the Baltimore County Building Code, and it's supplements, particularly Section 907.3 as amended.

applicable.

Provisions for accommodating storm water or drainage have not been indicated on

the property to be developed to a suitable outfall.

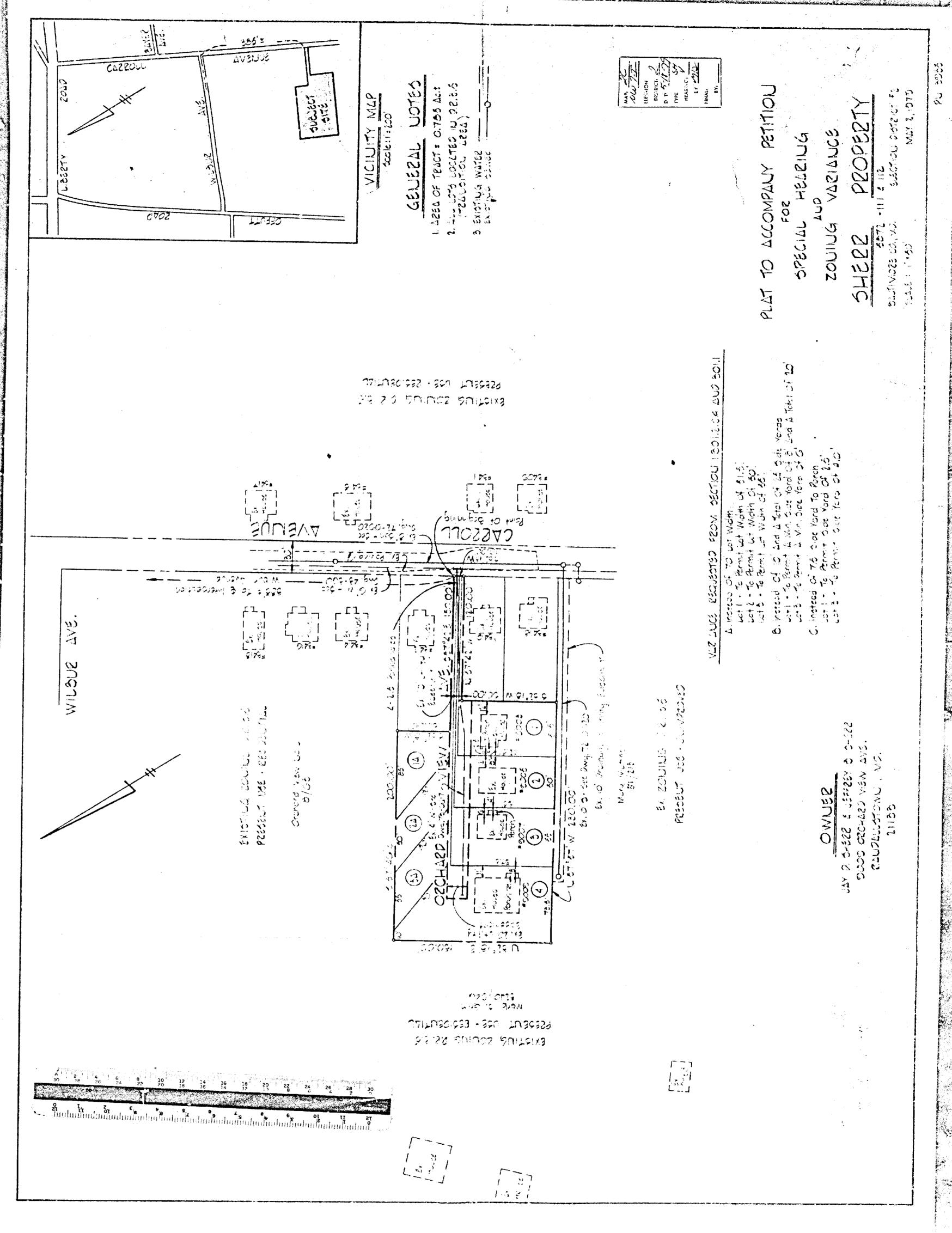
There is 8-inch public sanitary sewerage within a Baltimore County 10-foot

BALTIMORE COUNTY, MARYLAND

Location: SW/S Big Stone Ct. 109' SE Johnnycake Rd.

Field Representative

PEU DON FOR VARIANCE	■ 銀製部設計 医环间隔壁 机连接线 经收款 整理法的 医乳腺 医乳腺素 经成本的 经未分配 化二氯化二氯化二氯化二氯化二氯化二氯化二氯化二氯化二氯化二氯化二氯化二氯化二氯化	
Proclat MEAP'NA 2nd District	PETITION FOR VARIANCE	
10 ZONIAVA: Polition for Variance for	AND SPECIAL HEARING	
Ise sale yard setheck and "pecial Hearing to CAT I CAT	ZONING: Petition for Variance for side yard setback and special	
DATE & TIME: Thursday, July 28, 1979 M 10:00 A.M. 10 PUB-IC MEARING: Rean 1ud, Coun-	Hearing Northwest side of Carroll Avenue, 385 feet southwest of	
11. by Office Waltering, 111 W. Chesapenke 11. Avenue, Towns C Manyland CERTIFICATE OF PUBLICATION	Wilbur Avenue DATE & TIM 5: Thursday, July 26, 1879 at 10:00 A.M. PUBLIC HEARING: Room 166,	
The Zoning Gummissioner of Baltimore By Guenty, by sirthcrity of the Zoning Act and Regulations of Baltimore County,	County Office Building, 111 W. TOWSON, MD. July 5 19 79	
will hold a sublic training. Petition for Variances to permit Pikesville, I.d., July 19 79	Maryland. The Eoning Commission of Ballimore County, by author : the	
ild tot withthe of \$1.5 feet for Lot No. 2.55 No. 1.55 feet for Lot No. 2.55 No. 1.55 feet for Lot No. 2.55 No. 2.55 No. 2.55 TO CERTIFY, that the annexed advertisment	Ecoting Act and Regulations of Baltimore County, will hold a public published in THE JEFFERSONIAN, a weekly newspaper printed hearing:	
equired 70 feet, a minimum and sold yard settence of 8 feet and a sum of 20 feet for Lot No. 1 in less of the required 10 feet and was published in the NORTHWEST STAR, a weekly	Prition for Variances to permit lot widths of 51.5 feet for Lot No. 1. 50 feet for Lot No. 2, 55 feet for and published in Towson, Baltimore County, Md., oncexinxeach	
25 feet, respectively, a side yerd setback of 6 feet for Lot No. 3 in lieu of the required 10 newspaper published in Pikesville, Baltimore	Lot No. 3 in lieu of the require 70 feet, a minimum side yard setback of 8 feet and a sum of 20 feet for OFK. One timesuggestivex weaks before the26th	
op. feet, and a side yard setbeck of 2.5 teet for Lot No. 3 for an open porch for Lot No. 3 for an open porch in heu of the required 7.5 teet for Lot No. 3 for an open porch in heu of Lot No. 3 for an open porch in heu of Lot No. 3 for an open porch in heu of Lot No. 3 for an open porch in heu of Lot No. 3 for an open porch in heu of Lot No. 3 for an open porch in heu of Lot No. 3 for an open porch in heu of Lot No. 3 for an open porch in heu of Lot No. 3 for an open porch in heu of Lot No. 3 for an open porch in heu of Lot No. 3 for an open porch in heu of Lot No. 3 for an open porch in heu of Lot No. 3 for an open porch in heu o	feet and 25 feet, respectively, a side yard setback of 6 feet for Lot No. day of July 10.79 the floor nublication	
and a Special Hearing under 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	a side yard setback of 2.5 feet for Lot No. 1 and 4 feet for Lot No. 3	
te County, to determine whether ;	for an open porch in lieu of the required 7.5 feet and a Special Hearing on the Inguistry ing under Section 500.7 of the Zoning Regulations of Baltimore Coun-	
sioner and/or Deputy Zoning III Commissioner should deter ss mine whether a proposed sub- the first publication appearing on the s. division of 4 existing dwellings	ty, to determine whether or not the Zoning Commissioner and/or Dep-	
to small lot requirements in a DR	uty Zoning Commissioner should determine whether a proposed sub-division of 4 existing dwellings into 4 lots will be governed by transition area requirements or small lot	
The Zoning Regulation to be excepted the second publication appearing on the	requirements in a DR 3.5 Zone. The Zoning Regulation to be ex-	
Section 1801.2C.4-minimum lot widths and side yard setbacks.	cepted as follows: Section 1B01.2C.4 — minimum lot widths and side yard setbacks Cos'. of Advertisement, \$	
Section 301.1—open porch may extend into any required yard not more than 25% of the minimum required the third publication appearing on the	Section 301.1—open porch may extend into any required yard not more than 25% of the minimum required depth.	
e; depth.	All that parcel of land in the Second District of Baltimore County Beginning for the same at a point	
te al Baginning for the same at a point on	on the northwest right-of-way line of Carroll Avenue 30 feet wide dis- tant 385 feet more or less measured	
the northwest right-of-way line of Carroll Avenue 30 feet wide distant 385 feet ty more or less measured along the said THE NORTHWEST STAR	along the said northwest right-of- way line of Carroll Avenue from the center of Wilbur Avenue thence	
northwest right-ol-way line of Carroll Avenue from the center of Wilbur Avenue thence binding on the said s. northwest right-ol-way line (1) South	binding on the said northwest right- of-way line (1) South 32° 18' West 10.00 feet (2) North 57° 42' West	
S. 32" 18' West 10.00 feet (2) North 57" S. 42' West 120.00 feet (3) South 32" 18' West 90.00 feet (4) North 57" 57' West	120.00 feet (3) South 32° 18′ West 90.00 feet, (4) North 57° 57′ West 230.00 feet, (5) North 32° 18′ East 150.00 feet (6) North 57° 46″ East	
10 230.00 feet (5) North 32° 18' East 150.00 feet (7) South 32° 18' West 50.00 feet (7) South 32° 18' West 50.00 feet	200.00 feet (7) South 32° 18' West 50.00 feet (8) South 57° 42' East 50.00 feet to the place of beginning. Base 50.00 feet to the place of beginning.	
- (8) South 57* 42' East 150.00 feet to the place of beginning. Containing 0.785 Acres of land more co	Containing 0.785 Acres of land property of Jay D. Being the property of Jay D.	A Section
	Sherr and Jeffrey B. Sherr, as shown on plat plan filed with the Zoning Department.	7
Ber if the property of Jay D. Shelf and Jeffrey B. Sherr, as shown on plat plan filed with the Zoniph Care.	Hearing Date: Thursday, July 26, 1979 at 10:00 A.M. Public Hearing: Room 106, County Office Building, 111 W Chesapeake	
Hearing Date: Thursday, July 20	Office Building, 111 W Chesapeake Avenue, Townon, Md By Order Of WILLIAM E. HAMMOND,	
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.	Zoning Commissioner of Beltimore County July 5.	
BY ORDER OF		fw 1
ZONING COMMISSIONER OF BALTIMORE COUNTY		
	BALTIMORE COUNTY OFFICE	
	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING	
	County Office Building 111 W. Chesapeake Avenue	
	Your Petition has been been been been been been been bee	
80-19-SPHA	Your Petition has been received * this day of	
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•	Cash	
CENTRICATE OF BOCTING	The state of the s	
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY	# . 11.21Other	
	S. Eric DiNenna.	
ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland	S. Eric DiNenna, Zoning Commissioner	
ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland	Petitioner	
District 2 nd District Petition For Parition For Paritio	Petitioner's Attorney Other S. Eric DiNenna, Zoning Commissioner Submitted by	
District 2 nd District Petition For Parition For Paritio	Petitioner's Attorney Other S. Eric DiNenna, Zoning Commissioner Submitted by	
ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland	Petitioner's Attorney Other S. Eric DiNenna, Zoning Commissioner Submitted by	
District 2 nd Date of Posting Tuky 6,1979 Posted for: Petition For VARIANCES Petitioner: JAY D. SHERR ET AL Location of property: NW SIDE CARROLL AVE. 385 S/W WILBUR AVEWE	Petitioner's Attorney Other S. Eric DiNenna, Zoning Commissioner Submitted by	
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